



Town of Arlington, Massachusetts
730 Massachusetts Ave., Arlington, MA 02476
Phone: 781-316-3000

webmaster@town.arlington.ma.us

Redevelopment Board Minutes 11/14/2005

Arlington Redevelopment Board
 Minutes of November 14, 2005

Members Present: Edward T. M. Tsoi
 Andrew P. West
 Roland E. Chaput
 Lynne Lowenstein

Also Present: Kevin J. O'Brien
 Laura Wiener

Ed Tsoi called the meeting to order at 7:25

Carolyn Parker appeared before the Board to modify the special permit for signs at 880 Massachusetts Ave. because the bank was changing its name to TD Banknorth. The Board discussed the sign proposal and observed that the existing ground signs had lights that were too bright and needed to be changed. They asked that the bank turn off the lights until they were replaced with lights of less intensity. Roland Chaput moved that the Board approve the new signs contingent upon the Director of Planning receiving an acceptable specification for the lighting of the ground signs. Andrew West seconded the motion and the Board voted 4 to 0 in favor.

Ed Tsoi next opened the public hearing for a special permit application to install a Nextel wireless communication facility at 1098 Massachusetts Avenue.

Brian Wilson presented Nextel's proposal. Several neighbors commented on the proposal asking if it could be located elsewhere. Kevin O'Brien asked if the applicant had considered putting most of the equipment inside the building as there was space in the building that could not be rented for other use because it lacks parking. Brian Wilson indicated that the antenna array has to be twelve feet wide in three directions anyway. Roland Chaput asked if the applicant considered putting the equipment on the lower roof of the building. The applicant replied that they thought they had made a reasonable proposal that met the Board's criteria for concealing the antenna. Ed Tsoi tried to explain to the applicant that even though the equipment and antenna were concealed behind panels that looked like the material the building was made of, the entire structure was too large and positioned so as to be obtrusive. Brian Wilson offered that the enclosure could be made smaller if they didn't include the emergency generator and he would be willing to eliminate that at this time. Ed Tsoi once again pointed out that such a change reduced the mass on the roof very little and it was still too big.

Roland Chaput moved that the Board deny the special permit. Lynne Lowenstein seconded the motion and the Board voted 4 to 0 in favor of denying the permit.

At 8:40 Ed Tsoi recognized Arthur Vogt who presented the Board with a new proposal for signage at the newly permitted East Cambridge Savings Bank building at 105 Broadway. He indicated that they now proposed individual halo lit letters in the sign. Lynne Lowenstein moved that the Board approve the new sign proposal with the letters suspended from the rear panel of the sign. Andrew West seconded the motion and the Board voted 4 to 0 in favor.

Kevin O'Brien explained to the Board the terms of a request by Symmes Redevelopment Associates to have access to the property in order to remove a fuel tank that is no longer needed and may have spilled oil under it. Kevin O'Brien explained that the developer would have to remove this tank eventually and it was to everyone's advantage for them to do it now. It would probably allow us to clear up the e indicated that they now proposed individually lightHHHrrrrrrrrrrroil spill that occurred on the site when the oil delivery company overfilled the tank. On a motion by Roland Chaput, seconded by Lynne Lowenstein, the Board voted 4 to 0 to approve the access request.

Kevin O'Brien explained that there were some serious problems with the proposal for a special permit for an apartment building at 75 Summer St. Bob Mirak, the proponent, requested that the Board allow him to withdraw the application and return when he had corrected the problems. Lynne Lowenstein moved and Andrew West seconded a motion to allow Bob Mirak to withdraw without prejudice. The Board voted 4 to 0 in favor.

Lynne Lowenstein moved that the Board enter into executive session in order to discuss the litigation regarding the Symmes project. Roland Chaput seconded the motion and Kevin O'Brien polled the Board. Andrew West – yes, Ed Tsoi – yes, Lynne Lowenstein – yes, Roland Chaput – yes.

Kevin O'Brien explained some of the alternatives the developer was considering because of the appeal and the Board discussed the impact of the affordable housing on the cost of the project but eventually reaffirming the importance of the affordable housing to the Town.

Lynne Lowenstein moved that the Board leave executive session. Roland Chaput seconded the motion and Kevin O'Brien polled the Board. Andrew West – yes, Ed Tsoi – yes, Lynne Lowenstein – yes, Roland Chaput – yes.

The meeting adjourned at 10:25.

Respectfully submitted,
 Kevin J. O'Brien